

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

IN RE:

Chapter 11

**CITY-WIDE COMMUNITY
DEVELOPMENT CORP.;
LANCASTER URBAN VILLAGE RES.
LLC;
LANCASTER URBAN COMMCL.
LLC**

Case No. 21-30847-MVL-11

PENDING PROCEDURAL CONSOLIDATION

CONSOLIDATED DEBTORS

INDEX TO EXHIBITS

Exhibit #	Description	Bates #	Offered	Objected	Admitted/ Not Admitted	Disposition
A	Historical Financials 2020	000003 - 000015				
B	Operations for Jan-Feb. 2021	000016 - 000019				
C	Projected 3 Year Financials (Reserved)	000020				
D	Post-Petition Operations (Reserved)	000021				
E	Hypothetical Liquidation (Reserved)	000022				
F	Purchase Agreement with Purchaser (TBA—Under Negotiation)	000023				

G	Reserved	000024				
H	Reserved	000025				
I	Form of Ballot	000026 - 000028				

EXHIBIT A



LANCASTER URBAN VILLAGE APARTMENTS

Monthly Financial Package

December 2020

61-440 LANCASTER URBAN VILLAGE
APARTMENTS
4417 SOUTH LANCASTER
DALLAS, TX 75216

LANCASTER URBAN VILLAGE RESIDENTIAL,
L.L.C.
7001 PRESTON RD FIFTH FL.
DALLAS, TX 75205

EX A
I. LUV

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PROFIT & LOSS VARIANCE
61-440 Lancaster Urban Village
11/26/2020 to 12/31/2020

ACT	DESCRIPTION	CURRENT PERIOD ACTUAL	BUDGET	VARIANCE FAVORABLE	YEAR TO DATE ACTUAL	BUDGET	VARIANCE FAVORABLE	ANNUAL BUDGET
REVENUE								
6000	Rental Income	195,428.00	182,388	13,040	2,181,478.00	2,154,029	27,449	2,154,029
6002	Gratuities by Lease	(17,605.00)	(13,310)	(14,295)	(106,706.00)	(94,475)	(62,235)	(44,475)
6010	Vacancy Loss	(26,930.00)	(8,175)	(18,755)	(220,889.00)	(136,507)	(84,382)	(136,507)
6013	Resident Referral Discount	0.00	0	0	(480.00)	0	(480)	0
6017	Employee Discount	(147.00)	0	(147)	(1,660.00)	0	(1,660)	0
6079	One Time Concession	(560.00)	(2,500)	1,940	(21,975.00)	(36,000)	14,025	(56,000)
6100	Application Fees	700.00	550	150	6,572.00	6,600	(28)	6,600
6101	Storage Fees	0.00	200	(200)	0.00	2,000	(2,000)	2,000
6103	Non-Refundable Pet Fee	0.00	0	0	157.00	600	(443)	600
6110	Vending Commissions	0.00	0	0	1,725.00	0	1,725	0
6120	Interest	11.54	25	(13)	150.92	25	125	25
6130	Late/NSF Fees	2,838.20	4,200	(1,362)	31,673.19	51,600	(19,927)	51,600
6131	Month to Month	0.00	200	(200)	0.00	2,400	(2,400)	2,400
6132	Refueling Fees	49.32	0	49	1,635.06	2,144	(491)	2,144
6135	Renters Insurance	0.00	150	(150)	452.00	1,800	(1,348)	1,800
6140	Miscellaneous	417.20	400	17.20	6,313.85	4,800	1,514	4,800
6143	Pet Rent	0.00	50	(50)	0.00	600	(600)	600
6144	First Time Renter's Fee	0.00	200	(200)	0.00	2,400	(2,400)	2,400
6145	White Ops	(16,719.86)	(5,400)	(11,320)	(56,752.23)	(62,800)	6,048	(62,800)
6160	Terminated Tenant Income	0.00	0	0	823.36	400	423	400
6210	Telephone Income	0.00	580	(580)	5,882.00	6,960	(1,078)	6,960
6230	Administrative Fees	1,400.00	0	1,400	8,650.00	0	8,650	0
	TOTAL INCOME	139,903.10	169,659	(30,756)	1,847,075.15	1,956,573	(109,498)	1,956,573
OPERATING EXPENSES								
REPAIRS & MAINTENANCE								
7000	Punching	170.36	400	230	4,556.54	4,800	243	4,800
7010	HVAC	0.00	300	300	1,609.14	3,600	1,991	3,600
7011	AC Filters	108.55	0	(109)	569.44	280	(280)	280
7020	Brigition Repairs	0.00	0	0	0.00	1,000	1,000	1,000

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PROFIT & LOSS VARIANCE
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	CURRENT PERIOD ACTUAL	BUDGET	VARIANCE PAYMENT	YEAR TO DATE ACTUAL	BUDGET	VARIANCE PAYMENT	ANNUAL BUDGET
7000	Electrical Repairs/Supplies	(682.29)	350	1,032	1,073.89	4,200	2,526	4,200
7001	Building Repairs/Supplies	(1,199.41)	300	1,499	592.31	3,600	3,600	3,600
7004	Underpins	0.00	0	0	0.00	1,200	1,200	1,200
7005	Maintenance Supplies	0.00	70	70	(1,353.34)	840	2,233	840
7006	Appliance Repairs & Supplies	393.75	150	(244)	4,561.58	1,800	(2,762)	1,800
7007	Carpet Cleaning & Repair	145.00	750	605	10,355.00	9,000	(1,355)	9,000
7008	Carpet Replacement	0.00	0	0	143.07	0	(143)	0
7009	Salvage & Fire Supplies	62.92	0	(63)	1,332.88	0	(1,333)	0
7063	Growth Media Supplies	33.73	0	(34)	134.93	0	(135)	0
7065	Shower Repairs	0.00	200	200	2,867.50	2,400	(468)	2,400
7066	Shower Repairs	646.06	500	(146)	4,210.17	6,000	1,790	6,000
7070	Paint/Finish Supplies	2,994.42	1,110	(1,884)	20,416.06	13,320	(7,096)	13,320
7071	Painting - Interior	702.49	83	(785)	1,438.57	3,996	2,558	3,996
7075	Light Bulbs & Fixtures	5.89	353	357	16,885.95	1,000	(15,885)	1,000
7076	Windows, Screens & Glass	228.97	0	(229)	73.81	400	326	400
7077	Appl. Cleaning & Material	810.00	0	(810)	9,838.47	9,600	(238)	9,600
7080	Appl. Cleaning & Material	101.35	271	166	4,594.12	3,352	(1,242)	3,352
7081	Material - Supplies	468.92	416	(53)	4,594.12	4,992	398	4,992
7082	Male Ready Expense	96.79	80	(17)	3,107.61	960	(643)	960
7085	Pool Repair	0.00	0	0	0.00	1,500	1,500	1,500
7090	Sprinkler System Repair	0.00	1,500	1,500	0.00	3,000	3,000	3,000
7092	Fire Protection/Prevention	(63.00)	0	63	7,487.58	5,000	(2,488)	5,000
7095	Fire Protection/Prevention	0.00	0	0	1,430.44	2,000	569	2,000
7110	Electric Repairs	0.00	0	0	0.00	1,200	1,200	1,200
7125	Gas Repairs	0.00	0	0	0.00	2,000	2,000	2,000
	TOTAL REPAIRS & MAINT.	3,681.55	7,613	3,931	101,182.42	89,536	(11,646)	89,536
	MONTHLY SERVICES							
7200	Pool Control	212.30	250	18	2,700.25	2,700	60	2,700
7201	Pool Control Reimbursement	(318.59)	(510)	(191)	(4,023.14)	(6,000)	(1,977)	(6,000)
7210	Landscape Maintenance	1,552.08	1,552	0	15,520.80	18,624	3,103	18,624
7220	Pool Maintenance	205.25	199	(6)	3,908.08	2,388	(1,600)	2,388

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PROFIT & LOSS VARIANCE
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	CURRENT PERIOD ACTUAL	BUDGET	VARIANCE PAYMENT	YEAR TO DATE ACTUAL	BUDGET	VARIANCE PAYMENT	ANNUAL BUDGET
7235	Equipment Rental	(3,835.00)	0	3,835	(693.00)	480	655	480
7237	Fire Protection	40.00	40	0	2,496.65	672	(2,017)	672
7240	Security System	0.00	0	0	42.12	630	630	630
7245	Camera Patrol	1,000.00	1,000	0	10,000.00	12,000	2,000	12,000
7250	Answering Service	(1,573.32)	205	1,778	1,545.08	2,765	1,220	2,765
7260	Electric Service	0.00	0	0	0.00	7,800	7,800	7,800
7265	Monthly Services	0.00	0	0	582.77	0	(583)	0
7267	Key Track	59.48	60	1	602.92	720	117	720
7277	Printing Lease Expense	1,300.00	650	(650)	6,500.00	7,800	1,300	7,800
	TOTAL MONTHLY SERVICES	(1,847.80)	3,425	4,774	39,561.51	50,009	10,447	50,009
	UTILITIES							
7301	Water Billing	0.00	0	0	3,979.84	0	(3,980)	0
7302	Water	4,942.27	2,105	(2,837)	55,077.36	26,135	(28,942)	26,135
7304	Wastewater	2,623.14	2,650	(27)	24,038.45	24,600	562	24,600
7305	Water and Sewer Reimbursement	(718.36)	(3,060)	4,098	(60,570.52)	(36,720)	(23,850)	(36,720)
7306	Electricity	(951.39)	(530)	431	(9,565.82)	3,336	(12,902)	3,336
7310	Electricity - Vicant	3,969.17	3,830	(139)	41,640.17	49,049	7,409	49,049
7311	Electric Reimbursement	909.89	500	(410)	8,677.55	6,000	(2,678)	6,000
7313	Gas	(405.82)	(250)	156	6,477.97	6,000	478	6,000
7320	Trash Removal	54.30	49	(5)	6,477.97	588	(5,890)	588
7330	Trash Reimbursement	2,162.84	1,342	(821)	25,535.74	17,403	(8,133)	17,403
7331	Cable TV	(624.44)	(710)	(86)	(8,004.48)	(8,300)	296	(8,300)
7340	Internet Expense	0.18	0	0	0.51	0	(0)	0
7341	Telephone & Pagers	268.81	53	(216)	2,570.64	636	(1,935)	636
7350	Internet	1,483.37	630	(853)	12,009.15	7,560	(4,449)	7,560
	TOTAL UTILITIES	7,225.96	6,619	(607)	91,755.59	77,711	(14,045)	77,711
	AD & PROMOTION							
7405	Marketing and Communication Management	327.00	199	(128)	2,620.96	2,388	233	2,388
7410	Advertising	0.00	1,202	1,202	4,620.00	15,504	10,884	15,504
7412	Internet Advertising	1,162.47	1,125	(37)	9,937.47	13,500	3,563	13,500

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61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

PROFIT & LOSS VARIANCE

ACCT	DESCRIPTION	CURRENT PERIOD ACTUAL	BUDGET	VARIANCE FAVORABLE	YTD TO DATE ACTUAL	BUDGET	VARIANCE FAVORABLE	ANNUAL BUDGET
8017	Painting Interior	0.00	0	0	9,288.19	0	(9,288)	0
8018	Ceiling Replacement	1,333.92	3,813	1,380	36,840.96	45,756	8,915	45,756
8019	Appliance Replacement	0.00	0	0	2,118.73	0	(2,119)	0
8021	Blinds	263.91	0	(264)	1,507.66	0	(1,508)	0
8023	Resurfacing	847.00	240	(607)	7,303.00	2,880	(4,423)	2,880
8033	Interior Improvements	60.37	0	(60)	60.37	0	(60)	0
8034	Fire Restoration	0.00	0	0	(4,137.22)	0	4,137	0
8050	Welders & Dryers	0.00	0	0	5,795.09	0	(5,795)	0
8051	Delamination	0.00	0	0	776.11	0	(776)	0
8052	Refrigerators	0.00	0	0	931.82	0	(932)	0
8053	Range/Ovens	0.00	0	0	1,713.18	0	(1,713)	0
8054	Dishwashers	0.00	0	0	467.21	0	(467)	0
8058	Dishwashers	316.40	0	(316)	485.25	0	(485)	0
8080	Ceiling Tiles	0.00	0	0	390.42	0	(392)	0
8089	Kitchen Hardware	3,846.61	0	(3,847)	6,370.32	0	(6,370)	0
	Interior Hardware	11,795.24	6,483	(5,312)	85,341.61	58,636	(26,706)	58,636
	TOTAL CAPITAL GENERAL	(76,366.48)	39,771	(116,137)	71,092.83	364,297.00	(293,204)	364,297
	NET INCOME							

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61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

BALANCE SHEET

ACCT	DESCRIPTION	ENDING BALANCE	TOTAL
ASSETS			
CASH			
1000	Cash - Owner	138,976.00	
1005	Operating Cash - JPMorgan Chase	136,188.13	
1010	Operating Reserve	8,500.00	
1050	Petty Cash	500.00	
1112	Security Deposits - Chase	38,450.00	
	TOTAL CASH	322,614.13	
OTHER CURRENT ASSETS			
1130	Tax Etcrow	235,159.55	
1140	Insurance Etcrow	529,214.28	
1150	MIP Etcrow	30,918.06	
1160	Capital Reserve	358,616.69	
1200	Prepaid Insurance	52,982.00	
1205	Prepaid MIP	29,305.85	
1300	Utility Deposits	5,425.00	
1301	Resident Receivable	20,466.88	
	TOTAL OTHER CURRENT ASSETS	786,972.31	
FIXED ASSETS			
1500	Building	16,299,090.00	
1510	FF&E	1,107,821.00	
1520	Site Improvements	1,013,791.00	
1750	Accumulated Depreciation - Building	(1,947,711.00)	
1751	Accumulated Depreciation - FF&E	(1,033,004.00)	
1752	Accumulated Depreciation - Site Improvements	(315,401.00)	
	TOTAL FIXED ASSETS	15,124,586.00	
INTANGIBLE ASSETS			
1800	Deferred Loan Costs	163,291.00	
1850	Accumulated Amortization	(18,991.00)	

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BALANCE SHEET
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	ENDING BALANCE	TOTAL
TOTAL INTANGIBLE ASSETS		144,580.00	
TOTAL ASSETS			16,377,297.44
LIABILITIES			
2000	Accounts Payable	(3,655.98)	
2003	Accounts Payable - Entity	49,528.00	
2005	HUD 221 (d) (4) Loan	13,506,671.13	
2011	CW/CDC Surplus Cash Loan	1,614,312.00	
2012	Accrued Interest Surplus Cash	55,172.00	
2020	Developer Fee Note	2,500,000.00	
2021	Accrued Developer Fee Interest	449,084.00	
2047	Prepaid Rent	2,883.72	
2100	Security Deposits	38,450.00	
2110	Accrued Interest	254,984.00	
2111	Accrued Interest - HUD Loan	29,612.00	
2120	Tax Accrual	298,416.25	
2150	Due to Affiliate	662,772.00	
2155	Parking Garage Payable	11,700.00	
2160	Monthly Accruals	19,466.54	
2301	Due to/from LTVC	(231,037.45)	
TOTAL LIABILITIES			19,577,854.21
EQUITY			
3000	Earnings Beginning of Period	(3,092,087.60)	
3020	Equity - CW/CDC	205,438.00	
3050	Owner Distributions	(65,000.00)	
3060	NET INCOME	71,092.83	
TOTAL EQUITY			(2,480,556.77)
TOTAL LIABILITIES & EQUITY			16,377,297.44

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BALANCE SHEET
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	ENDING BALANCE	TOTAL
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61-440 Lancaster Urban Village
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ACCT	DESCRIPTION	TYPICAL DR+ / CR-	BEGINNING BALANCE	DEBITS	CREDITS	NET CHANGE	ENDING BALANCE
1000	CASH	DR	138,976.00	0.00	0.00	0.00	138,976.00
1005	Operating Cash - JPMorgan Chase	DR	171,147.22	0.00	(169,474.57)	10,672.65	136,188.13
1010	Operating Reserve	DR	8,500.00	0.00	0.00	0.00	8,500.00
1050	Petty Cash	DR	500.00	0.00	0.00	0.00	500.00
1099	Deposits Banked	DR	0.00	172,971.94	(172,971.94)	0.00	0.00
1112	Security Deposits - Chase	DR	39,250.00	0.00	(800.00)	(800.00)	38,450.00
	TOTAL CASH		312,764.48	344,119.16	(334,246.51)	9,897.85	322,644.13
1130	OTHER CURRENT ASSETS						
1140	Tax Escrow	DR	216,382.34	18,776.31	0.00	18,776.31	235,158.55
1150	Insurance Escrow	DR	45,783.58	7,140.70	0.00	7,140.70	52,924.28
1160	MIP Escrow	DR	25,944.19	4,973.87	0.00	4,973.87	30,918.06
1200	Capital Reserve	DR	353,304.82	5,311.87	0.00	5,311.87	358,616.69
1205	Prepaid Insurance	DR	61,812.33	0.00	(8,830.33)	(8,830.33)	52,982.00
1300	Prepaid MIP	DR	18,159.33	21,259.60	(10,113.08)	11,146.52	29,305.85
1301	Utility Deposits	DR	5,425.00	0.00	0.00	0.00	5,425.00
	Resident Receivable	DR	27,920.16	159,341.03	(166,794.31)	(7,453.28)	20,466.88
	TOTAL OTHER CURRENT ASSETS		754,731.65	216,803.38	(185,737.72)	31,065.66	785,797.21
1350	FIXED ASSETS						
1510	Building	DR	16,299,090.00	0.00	0.00	0.00	16,299,090.00
1510	FF&E	DR	1,107,821.00	0.00	0.00	0.00	1,107,821.00
1520	Site Improvements	DR	1,013,791.00	0.00	0.00	0.00	1,013,791.00
1750	Accumulated Depreciation - Building	DR	(1,947,711.00)	0.00	0.00	0.00	(1,947,711.00)
1751	Accumulated Depreciation - FF&E	DR	(1,033,094.00)	0.00	0.00	0.00	(1,033,094.00)
1752	Accumulated Depreciation - Site	DR	(315,401.00)	0.00	0.00	0.00	(315,401.00)
	TOTAL FIXED ASSETS		15,124,586.00	0.00	0.00	0.00	15,124,586.00

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ACCT	DESCRIPTION	TYPICAL DR+ / CR-	BEGINNING BALANCE	DEBITS	CREDITS	NET CHANGE	ENDING BALANCE
1800	INTANGIBLE ASSETS	DR	163,291.00	0.00	0.00	0.00	163,291.00
1850	Deferred Loan Costs	DR	(18,991.00)	0.00	0.00	0.00	(18,991.00)
	Accumulated Amortization		144,300.00	0.00	0.00	0.00	144,300.00
	TOTAL INTANGIBLE ASSETS		163,359.13	0.00	0.00	0.00	163,359.13
2000	LIABILITIES						
2003	Accounts Payable	CR	2,934.98	155,785.66	(155,064.66)	721.00	3,655.98
2005	Accounts Payable - Entity	CR	(49,528.00)	0.00	0.00	0.00	(49,528.00)
2010	HUD 221 (d) (4) Loan	CR	(13,506,167.13)	0.00	0.00	0.00	(13,506,167.13)
2011	SOD Due to Residents	CR	0.00	162.23	(162.23)	0.00	0.00
2012	CW/CDC Surplus Cash Loan	CR	(1,614,312.00)	0.00	0.00	0.00	(1,614,312.00)
2020	Accrued Interest Surplus Cash	CR	(55,172.00)	0.00	0.00	0.00	(55,172.00)
2021	Developer Fee Note	CR	(2,500,000.00)	0.00	0.00	0.00	(2,500,000.00)
2047	Accrued Developer Fee Interest	CR	(449,084.00)	0.00	0.00	0.00	(449,084.00)
2100	Prepaid Rent	CR	(3,706.11)	912.39	0.00	912.39	(2,883.72)
2110	Security Deposits	CR	(39,250.00)	1,650.00	(850.00)	800.00	(38,450.00)
2111	Accrued Interest	CR	(234,994.00)	0.00	0.00	0.00	(234,994.00)
2120	Accrued Interest - HUD Loan	CR	(29,612.00)	0.00	0.00	0.00	(29,612.00)
2150	Tax Accrual	CR	(192,314.44)	0.00	(106,101.81)	(106,101.81)	(298,416.25)
2155	Due to Affiliates	CR	(662,772.00)	0.00	0.00	0.00	(662,772.00)
2501	Monthly Garage Payable	CR	(1,170,000.00)	0.00	0.00	0.00	(1,170,000.00)
	Monthly Accruals	CR	(5,830.17)	14,092.39	(27,728.76)	(13,656.37)	(19,466.54)
	Due to/from LUVIC	CR	231,037.45	0.00	0.00	0.00	231,037.45
	TOTAL LIABILITIES		(19,140,549.42)	172,682.67	(289,907.46)	(117,304.79)	(19,327,854.11)
3000	EQUITY	CR					
	Earnings Beginning of Period	CR	3,092,087.60	0.00	0.00	0.00	3,092,087.60

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TRIAL BALANCE
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	TYPICAL DR+ / CR-	BEGINNING BALANCE	DEBITS	CREDITS	NET CHANGE	ENDING BALANCE
3020	Equity - CW/CDC	CR	(205,438.00)	0.00	0.00	0.00	(205,438.00)
3050	Owner Distributions	CR	65,000.00	0.00	0.00	0.00	65,000.00
	NET INCOME		(17,459.31)	0.00	0.00	0.00	(17,459.31)
	TOTAL EQUITY		2,804,190.29	0.00	0.00	0.00	2,804,190.29
	TOTAL LIABILITIES & EQUITY		(16,336,359.13)				(16,336,359.13)
	REVENUE						
6000	Rent Income	CR	(1,996,050.00)	0.00	(195,428.00)	(2,191,478.00)	
6002	Grant Loss to Lease	CR	89,101.00	17,605.00	0.00	17,605.00	106,706.00
6010	Vacancy Loss	CR	193,959.00	26,930.00	0.00	26,930.00	220,889.00
6043	Resident Referral Discount	CR	450.00	0.00	0.00	0.00	450.00
6047	Employee Discount	CR	1,513.00	147.00	0.00	147.00	1,660.00
6099	One Time Concession	CR	21,415.00	560.00	0.00	560.00	21,975.00
6100	Application Fees	CR	(5,875.00)	(700.00)	0.00	(700.00)	(6,575.00)
6103	Non-Refundable Pet Fee	CR	(157.00)	0.00	0.00	0.00	(157.00)
6110	Vending Commission	CR	(1,725.00)	0.00	0.00	0.00	(1,725.00)
6120	Interest	CR	(139.38)	0.00	(11.54)	(11.54)	(150.92)
6130	Late/SFP Fees	CR	(28,835.99)	0.00	(2,838.20)	(2,838.20)	(31,674.19)
6132	Redeeming Fees	CR	(1,605.74)	0.00	(49.32)	(49.32)	(1,655.06)
6135	Renters Insurance	CR	(452.00)	0.00	0.00	0.00	(452.00)
6140	Miscellaneous	CR	(5,875.95)	14.40	(452.30)	(437.90)	(6,313.85)
6145	White Oils	CR	40,032.37	16,719.86	0.00	16,719.86	56,752.23
6160	Terminated Tenant Income	CR	(823.36)	0.00	0.00	0.00	(823.36)
6210	Telephone Income	CR	(5,855.00)	0.00	0.00	0.00	(5,855.00)
6230	Administrative Fees	CR	(7,250.00)	0.00	0.00	0.00	(7,250.00)
	TOTAL INCOME		(17,008,172.00)	61,976.26	(200,879.36)	(138,901.00)	(17,069,705.15)
	OPERATING EXPENSES						

Page: 4 of 8
Report Date: 1/9/2021
Report Time: 4:53 PM
Unit: 108
Sq Ft: 157933

TRIAL BALANCE
61-440 Lancaster Urban Village
11/26/2020 to 12/25/2020

ACCT	DESCRIPTION	TYPICAL DR+ / CR-	BEGINNING BALANCE	DEBITS	CREDITS	NET CHANGE	ENDING BALANCE
7000	REPAIRS & MAINTENANCE	DR	4,356.18	170.36	0.00	1,706.36	4,356.54
7010	Plumbing	DR	1,609.14	0.00	0.00	0.00	1,609.14
7011	HVAC	DR	460.89	108.55	0.00	108.55	569.44
7010	AC Filters	DR	2,356.15	283.38	(965.64)	(682.26)	1,673.89
7040	Building Repairs/Supplies	DR	1,741.72	350.06	(1,670.47)	(1,149.41)	592.31
7045	Maintenance Supplies	DR	(1,359.34)	40.91	(40.91)	0.00	(1,399.34)
7050	Appliance Repair & Supplies	DR	4,167.83	393.75	0.00	393.75	4,561.58
7060	Carpet Cleaning & Repair	DR	10,210.00	145.00	0.00	145.00	10,355.00
7061	Carpet Replacement	DR	143.07	0.00	0.00	0.00	143.07
7063	Safety & Fire Supplies	DR	1,209.96	62.92	0.00	62.92	1,332.88
7065	Grounds Maint. Supplies	DR	101.20	33.73	0.00	33.73	134.93
7066	Sheetrock Repairs	DR	2,867.50	0.00	0.00	0.00	2,867.50
7070	Paint/Primer Supplies	DR	3,564.11	646.06	0.00	646.06	4,210.17
7071	Painting - Interior	DR	17,421.64	2,994.42	0.00	2,994.42	20,416.06
7075	Locks & Keys	DR	3,902.42	743.22	(1,445.71)	(702.49)	3,199.93
7076	Light Bulbs & Fixtures	DR	1,680.06	1,986.54	(1,980.05)	5.89	1,685.95
7077	Window, Screen & Glass	DR	1,201.60	236.97	0.00	236.97	1,438.57
7079	Small Tools, Hardware & Equip	DR	73.81	0.00	0.00	0.00	73.81
7080	Appl. Cleaning & Janitorial	DR	9,018.47	1,132.78	(322.78)	816.00	9,828.47
7081	Janitorial - Windows	DR	1,421.42	105.35	0.00	105.35	1,526.77
7082	Janitorial - Supplies	DR	4,123.20	468.92	0.00	468.92	4,592.12
7085	Make Ready Expense	DR	3,010.82	96.79	0.00	96.79	3,107.61
7095	Fire Protection/Prevention	DR	7,550.58	63.00	(126.00)	(63.00)	7,487.58
7110	Elevator Repairs	DR	1,430.44	0.00	0.00	0.00	1,430.44
	TOTAL REPAIRS & MAINT.		97,500.87	10,242.71	(6,561.16)	3,681.55	101,182.42
	MONTHLY SERVICES						
7200	Pest Control	DR	2,487.93	212.30	0.00	212.30	2,700.23
7201	Pest Control Reimbursement	DR	(3,703.55)	0.00	(318.59)	(318.59)	(4,022.14)

000009

EX. A ILLKC

Lancaster Kiest Crossing

PROFIT & LOSS 2020

PROFIT & LOSS 2020

3155 S Lancaster Rd Suite
Dallas, TX 75216

DESCRIPTION	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
TENANT	\$10,907	\$10,907	\$10,907	\$5,707	\$5,707	\$7,007	\$7,007	\$7,007	\$7,007	\$8,357	\$9,257	\$9,257	\$99,034
TOTAL REVENUE													\$0
Operating Expenses													\$0
Repair Maintenance	\$1,024			\$1,024			\$1,024			\$1,024		\$1,024	\$5,120
Monthly Services	\$1,727	\$1,169	\$487	\$483	\$489	\$489	\$493	\$497	\$529	\$494	\$562	\$495	\$7,914
Utilities	\$1,117	\$403	\$516	\$693	\$336	\$339	\$432	\$628	\$675	\$641	\$748	\$1,251	\$7,779
Marketing													\$0
Accounting													\$0
Gen Admin													\$0
Management fee													\$0
Property Taxes	\$46,078												\$46,078
Prop Insurance	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550			\$5,500
Reserves													\$0
Misc Services													\$0
Total Operating Exp													\$72,391
Expenses w/o Property Tax													\$26,313

\$99,034.00 Revenue
 \$72,391.00 Expense
 - \$68,476.00 Debt Svc
\$41,833.00 Loss

000010

EX. A In. LOB

PROFIT & LOSS 2020

City Wide CDC
3730 S Lancaster Rd Suite 100
Dallas, TX 75216

DESCRIPTION	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
TENANT	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$31,500
Operating Expenses													
Repair													
Maintenance		\$700	\$245	\$917	\$1,850	\$175	\$400	\$620	\$1,386	\$1,724	\$460	\$125	\$8,602
Monthly													
Services	\$1,043	\$939	\$1,601	\$1,582	\$1,222	\$794	\$1,378	\$482	\$707	\$806	\$563	\$868	\$11,985
Utilities	\$1,005	\$1,869	\$342	\$631	\$1,464	\$854	\$879	\$1,737	\$2,692	\$1,437	\$1,015	\$937	\$14,862
Marketing						\$1,165		\$1,000					\$2,165
Accounting			\$1,000						\$462				\$1,462
Gen Admin													
Management													
fee													
Property Taxes	\$13,750												\$13,750
Prop Insurance	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410			\$4,100
Reserves													
Misc Services	\$30			\$130		\$878	\$111						
Total Operating	\$16,238	\$3,918	\$3,598	\$3,670	\$4,946	\$4,276	\$3,178	\$4,249	\$5,657	\$4,377	\$2,038	\$1,930	\$56,926
Exp													
Expenses w/o Taxes													\$43,176

\$31,500.00 Revenue

- \$56,926.00 Expenses

\$25,426.00

EX. A IV BGA

PROFIT & LOSS 2020

Blossom Gardens
5650 Gaston Ave
Dallas, TX 75214

DESCRIPTION	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
DHA	\$6,926	\$6,315	\$6,315	\$6,866	\$6,695	\$6,121	\$6,742	\$6,722	\$6,722	\$6,722	\$6,655	\$6,718	\$79,519
TENANT	\$3,874	\$3,565	\$3,565	\$3,934	\$4,105	\$4,170	\$4,078	\$3,871	\$4,098	\$3,872	\$4,117	\$4,098	\$47,347
TOTAL REVENUE	\$10,800	\$9,880	\$9,880	\$10,800	\$10,800	\$10,291	\$10,820	\$10,593	\$10,820	\$10,594	\$10,772	\$10,816	\$126,866
Operating Expenses													
Repair													
Maintenance	\$0	\$125	\$300	\$1,200	\$482	\$4,541	\$816	\$1,360	\$750	\$350	\$400	\$350	\$10,674
Monthly													
Services	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$446	\$5,350
Utilities	\$1,948	\$1,799	\$1,761	\$1,390	\$1,647	\$1,625	\$1,579	\$1,715	\$1,745	\$1,920	\$1,665	\$1,902	\$20,695
Marketing	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Accounting	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Gen Admin	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Management fee	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Property Taxes	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$1,159	\$13,906
Prop Insurance	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$511	\$6,132
Reserves	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Misc Services	\$250	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$150	\$2,100
Total													
Operating Exp	\$5,663	\$5,560	\$5,697	\$6,226	\$5,764	\$9,802	\$6,031	\$6,710	\$6,130	\$5,905	\$5,701	\$5,868	\$75,057
Expenses w/o Property Tax													\$61,151

\$126,866.00 Revenue
- \$75,057.00 Expense
\$51,809.00

EX. A V CWCDC**Citywide Community Development Corp****Balance Sheet****As of December 31, 2020**

9:12 AM

03/30/21

Accrual Basis

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
10000 · Cash on Hand & In banks	17,327.93
Total Checking/Savings	17,327.93
Accounts Receivable	
11100 · Grants Receivable	
11101 · COD Reentry Program Receivable	3,661.17
Total 11100 · Grants Receivable	3,661.17
11490 · Due From	33,000.00
Total Accounts Receivable	36,661.17
Other Current Assets	
11010 · Line of Credit-Legacy Texas Bk	7,653.81
11491 · Due From/ To	80,115.92
12110 · Tenant Security Deposits	7,081.00
12500 · Developer's Fees Receivable	183,725.00
13001 · Interest Receivable	29,276.25
13550 · Due From-Lancaster Kiest Vill.	11,575.00
13551 · Due From Reentry Program	2,000.00
13610 · Employee Advances	5,727.91
19500 · Earnest Money	13,601.04
Total Other Current Assets	340,755.93
Total Current Assets	394,745.03
Fixed Assets	
14000 · Construction in Progress.	
14710 · Construction In Progress	144,286.27
14000 · Construction in Progress. - Other	14,224.99
Total 14000 · Construction in Progress.	158,511.26
15000 · Furniture and Fixtures	13,109.12
15100 · Equipment	9,098.71
15200 · Automobiles	25,400.21
15500 · Building	
15503 · Lancaster Office Building	2,110,184.79
15500 · Building - Other	444,205.71
Total 15500 · Building	2,554,390.50
15600 · Building Improvements	
15400 · Leasehold Improvements	78,474.03
15600 · Building Improvements - Other	385,192.52
Total 15600 · Building Improvements	463,666.55
16900 · Land	
14600 · Land - Lancaster Kiest Village	
14601 · Land - LKV Phase A	625,250.40
14602 · Land - LKV Phase B	64,578.63
14600 · Land - Lancaster Kiest Village - Other	1,564,846.02
Total 14600 · Land - Lancaster Kiest Village	2,254,675.05
14604 · Land - Lancaster \ Opal Village	153,872.86
16910 · Land - Lancaster Office Bldg.	598,000.00
16900 · Land - Other	724,228.23
Total 16900 · Land	3,730,776.14

9:12 AM

Citywide Community Development Corp

Balance Sheet

As of December 31, 2020

03/30/21

Accrual Basis

	Dec 31, 20
16901 · Land Improvements	
14610 · Land improvements - LKV	
14611 · Land Improvements - Phase A	15,295.63
14612 · Land Improvements - Phase B	74,919.69
Total 14610 · Land Improvements - LKV	90,215.32
16901 · Land Improvements - Other	30,399.98
Total 16901 · Land Improvements	120,615.30
17000 · Accumulated Depreciation	
17001 · Accum. Depreciation - Furnitur	-29,127.06
17100 · Accum. Depreciation - Equipmen	-4,201.12
17200 · Accum. Depreciation - Automobi	-25,400.21
17500 · Accum. Depreciation - Building	-123,361.30
17600 · Accum. Depreciation - Bldg Imp	-123,356.02
17000 · Accumulated Depreciation - Other	-74,786.71
Total 17000 · Accumulated Depreciation	-380,232.42
Total Fixed Assets	6,695,335.37
Other Assets	
11400 · LOC - City of Dallas	
11420 · LOC - City of Dallas - LKR	4,039.34
Total 11400 · LOC - City of Dallas	4,039.34
13010 · Note Rec - Lancaster urban VII	8,292,299.00
13011 · Cash Reserves - City of Dallas	199,701.00
13012 · Investment in LUV LLC	4,797,575.43
13013 · Investment in Serenity Place Ap	2,182,068.52
19000 · Deposits	21,295.00
Total Other Assets	15,496,978.29
TOTAL ASSETS	22,587,058.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	26,800.00
Total Accounts Payable	26,800.00
Other Current Liabilities	
23000 · Accrued Expenses	
23005 · Accrued Payroll	
23210 · Wages Payable	-36,822.34
23005 · Accrued Payroll - Other	97,779.76
Total 23005 · Accrued Payroll	60,957.42
Total 23000 · Accrued Expenses	60,957.42
23200 · Payroll Liabilities	48,554.60
23950 · Funds Payable - LUV Commercial	544,991.76
23999 · Tenant Security Deposits Pay	7,631.00
24150 · Lines of Credit	
24160 · CIT Bank	19,448.84
Total 24150 · Lines of Credit	19,448.84
24998 · Current Portion of Deferred Inc	146,445.40
24999 · Curr Portion of Long-term D-002	124,732.97

9:12 AM

03/30/21

Accrual Basis

Citywide Community Development Corp
Balance Sheet
As of December 31, 2020

	Dec 31, 20
26500 - Notes Pay - Frost Bank	
26504 - Notes Pay-Frost Bk Acct # 59005	60,332.92
Total 26500 - Notes Pay - Frost Bank	60,332.92
Total Other Current Liabilities	1,013,094.91
Total Current Liabilities	1,039,894.91
Long Term Liabilities	
26001 - Note Pay - COD Lanc. Off. Bldg.	
26003 - City of Dallas	825,000.00
26004 - Note Pay - City of Dallas	350,000.00
Total 26001 - Note Pay - COD Lanc. Off. Bldg.	1,175,000.00
27040 - Note Payable - COD - LK Proj.	53,923.50
27300 - Notes Payable - TX Mezzanine Fd	
27058 - NP-TMF-Acct 167-05-01	4,842.33
28011 - NP-TMF-Acct 167-09-01	91,343.59
Total 27300 - Notes Payable - TX Mezzanine Fd	96,185.92
27400 - Other Long-Term Liabilities	
29600 - SBA EIDL Note Payable	150,000.00
29601 - SBA PPP Loan	21,800.00
Total 27400 - Other Long-Term Liabilities	171,800.00
28006 - NP - City of Dallas (BGA)	225,693.10
28007 - NP - City of Dallas (Opal)	500,000.00
28010 - NP - City of Dallas (Serinity)	81,757.39
28100 - Note Payable - COD	50,855.23
28500 - N.P. City of Dallas HUD S 108	8,492,000.00
28600 - Note Pay - Lagacy Bank	793,298.55
29500 - Home Tax Solutions Loan	25,205.24
29501 - ST & H Management Tax Loan	78,886.74
29998 - Current Portion of Deferred In.	-146,445.40
29999 - Curr Portion of Long-term D-001	-124,732.97
Total Long Term Liabilities	11,473,427.30
Total Liabilities	12,513,322.21
Equity	
30000 - Net Assets	
39003 - Beg Net Assets	4,064,242.25
39005 - Net asset adjustments	645,920.56
39010 - Prior Period Adjustments	-41,974.69
30000 - Net Assets - Other	5,243,788.89
Total 30000 - Net Assets	9,911,977.01
32000 - Retained Earnings	17,817.35
Net Income	143,942.12
Total Equity	10,073,736.48
TOTAL LIABILITIES & EQUITY	22,587,058.69

SBA

14925 Kingsport Rd.
 S.F. Worth, TX 76155

320 B.L. Thornton Fwy
 Ste 110
 Dallas, TX 75205

EXHIBIT B

9:23 AM

03/30/21

Accrual Basis

Citywide Community Development Corp
Profit & Loss
 January through December 2020

	Jan - Dec 20
Income	
40000 - Rental Income	25,729.00
40002 - Rental Income (DHA)	338,186.91
40000 - Rental Income - Other	
Total 40000 - Rental Income	363,915.91
41000 - Contributions-Unrestricted	38,632.06
41210 - Contributions - Unrestricted	21,308.45
41300 - Forgivable Debt Income	41,667.00
41400 - Program Service Revenue	
41401 - Program Service Rev-Government	241,849.48
41400 - Program Service Revenue - Other	18,023.61
Total 41400 - Program Service Revenue	259,873.09
41504 - Social Services	2,819.50
42410 - Contributions-Unrestricted-001	10,000.00
43000 - Other Income	5,635.00
45400 - Finance Charge Income	-100.00
48000 - Fee Refunds	151.53
Total Income	743,902.54
Gross Profit	743,902.54
Expense	
60050 - Advertising	2,695.00
60200 - Contract labor	112,549.30
61601 - Membership dues	220.00
62150 - Outside Contract Services	146,722.98
62500 - Accounting Fees	18,000.00
62510 - Dues & Subscriptions	1,543.25
62550 - Internet Expense	1,446.20
62890 - Rent, Parking, Utilities Reen	10.00
63000 - Legal Fees	63,303.80
63010 - Licenses and permits	861.25
63200 - Professional Fees	33,894.26
63500 - Insurance Expense	21,137.34
65040 - Supplies	113.90
65050 - Tele, Telecom-Reentry Prog	159.01
65135 - Miscellaneous Costs	1.00
65500 - Other Employee Benefits	250.00
65540 - Security	1,605.72
66000 - Office Expense	20,606.69
66005 - Office Supplies	11,458.08
66010 - Rent	0.00
66015 - Storage	2,938.00
66500 - Telephone Expense	10,563.54
66510 - Utilities	
66511 - Lancaster Plaza	675.00
66517 - Opal/Lancaster Villiage	396.90
66529 - Dallas Water Utilities	4,998.36
66510 - Utilities - Other	35,986.90
Total 66510 - Utilities	42,057.16
66550 - Miscellaneous Expense	52,367.85
66900 - Reconciliation Discrepancies	650.00
67000 - Postage and Shipping Expense	1,485.98
67501 - Property Management Fees	7,675.00
68000 - Equipment Rental Expense	1,875.18
68500 - Maintenance Expense	71,161.39

9:23 AM
03/30/21
Accrual Basis

Citywide Community Development Corp
Profit & Loss
January through December 2020

	Jan - Dec 20
68505 · Waste Disposal	13,339.00
69220 · Donations	612.30
70000 · Travel Expense	3,140.17
70001 · Travel/Car	3,410.44
70010 · Meals & Entertainment	270.74
71000 · Membership Expense	1,506.96
71500 · Interest Expense	32,834.41
72000 · Taxes	
77790 · Property Taxes	20,120.66
Total 72000 · Taxes	20,120.66
77000 · Payroll Expenses	
77001 · Payroll Taxes	8,056.13
77010 · Salaries Expense	105,308.88
Total 77000 · Payroll Expenses	113,365.01
89005 · Bank Charge	2,349.10
89550 · Program Equipment	8,025.56
90000 · Gain/Loss on Sale of Assets	-228,731.99
99999 · Ask My Accountant	2,366.18
Total Expense	599,960.42
Net Income	143,942.12

EX. B V CWCDC

10:15 PM

02/14/21

Accrual Basis

Citywide Community Development Corp**Balance Sheet**

As of February 14, 2021

	Feb 14, 21
ASSETS	
Current Assets	
Checking/Savings	
10000 · Cash on Hand & In banks	33,118.50
Total Checking/Savings	33,118.50
Accounts Receivable	3,661.17
Other Current Assets	
11010 · Line of Credit-Legacy Texas Bk	7,653.81
11491 · Due From/ To	12,878.00
12110 · Tenant Security Deposits	7,081.00
12500 · Developer's Fees Receivable	183,725.00
13001 · Interest Receivable	29,276.25
13550 · Due From-Lancaster Kiest Vill.	11,575.00
13551 · Due From Reentry Program	1,442.50
13610 · Employee Advances	5,727.91
19500 · Earnest Money	13,601.04
Total Other Current Assets	272,960.51
Total Current Assets	309,740.18
Fixed Assets	6,783,273.94
Other Assets	
11400 · LOC - City of Dallas	4,039.34
13010 · Note Rec - Lancaster urban Vil	8,292,299.00
13011 · Cash Reserves - City of Dallas	199,701.00
13012 · Investment in LUV LLC	4,797,575.43
13013 · Investment in Serenity Place Ap	2,182,068.52
19000 · Deposits	21,295.00
Total Other Assets	15,496,978.29
TOTAL ASSETS	22,589,992.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	27,001.64
Other Current Liabilities	
23000 · Accrued Expenses	60,957.42
23200 · Payroll Liabilities	47,555.78
23950 · Funds Payable - LUV Commercial	544,991.76
23999 · Tenant Security Deposits Pay	7,631.00
24150 · Lines of Credit	265,049.02
24800 · Other Current Liabilities	-525.00
24998 · Current Portion of Deferred Inc	146,445.40
24999 · Curr Portion of Long-term D-002	124,732.97
26500 · Notes Pay - Frost Bank	60,332.92
Total Other Current Liabilities	1,257,171.27
Total Current Liabilities	1,284,172.91
Long Term Liabilities	
26001 · Note Pay - COD Lanc. Off. Bldg.	1,175,000.00
27040 · Note Payable - COD - LK Proj.	53,923.50
27300 · Notes Payable - TX Mezzanine Fd	124,437.52
27400 · Other Long-Term Liabilities	171,800.00

EXHIBIT C

Reserved

EXHIBIT D

Reserved

EXHIBIT E

Reserved

EXHIBIT F

Reserved

EXHIBIT G

Reserved

EXHIBIT H

Reserved

EXHIBIT I

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

IN RE:	§	Chapter 11
	§	
CITY-WIDE COMMUNITY	§	
DEVELOPMENT CORP.;	§	
LANCASTER URBAN VILLAGE RES.	§	
LLC;	§	
LANCASTER URBAN COMMCL.	§	Case No. 21-30847-MVL-11
LLC	§	
	§	
	§	PENDING PROCEDURAL
	§	CONSOLIDATION
CONSOLIDATED DEBTORS	§	

BALLOT FOR ACCEPTING OR REJECTING PLAN OF REORGANIZATION

City-Wide Community, the above-captioned debtor and debtor-in-possession (collectively, the “Debtor”) filed Debtor’ Combined Plan and Disclosure Statement dated _____ (the “Combined Plan and Disclosure”) for the Debtor in this case. The Court has conditionally approved the Combined Plan and Disclosure, which provides information to assist you in deciding how to vote your ballot. If you do not have the Combined Plan and Disclosure, you may obtain a copy from Debtor’ counsel Sartaj Bal of the law firm Sartaj Bal, PC by sending a written request via email kwiley@wileylawgroup.com, or by mail to Wiley Law Group, PLLC, 325 N. St. Paul, Ste. 2250, Dallas, Texas 75201. The Court’s conditional approval of the Combined Plan and Disclosure does not indicate final approval of the Combined Plan and Disclosure by the Court.

You should review the Combined Plan and Disclosure before you vote. You may wish to seek legal advice concerning the Combined Plan and Disclosure and your classification and treatment under the Combined Plan and Disclosure. Your Claim has been placed in the class indicated in the Combined Plan and Disclosure.

If your ballot is not received by the law office of Wiley Law Group, PLLC, 325 N. St. Paul, Ste. 2250, Dallas, Texas 75201. on or before_____, and such deadline is not extended, your vote will not count as either an acceptance or rejection of the Plan.

If the plan is confirmed by the Bankruptcy Court, it will be binding on you whether or not you vote.

ACCEPTANCE OR REJECTION OF THE PLAN

The undersigned, the holder of a Class__claim against a Debtor in the unpaid amount of Dollars (\$_____) principal amount of_____ *[describe bond, debenture, or other debt security]* of the Debtor (For purposes of this Ballot, it is not necessary, and you should not adjust the principal amount for any accrued or unmatured interest.)

(Check one box only)

☐ ACCEPTS THE PLAN ☐ REJECTS THE PLAN

Dated:____

Name of creditor (if legal entity, the name of the legal entity)____

Signature: _____

Print name of signer: _____

Signer's Title (if legal entity): _____

Creditor Address:_____

RETURN THIS BALLOT TO:

Wiley Law Group, PLLC, 325 N. St. Paul Street, Ste. 2250, Dallas, Texas 75201.